

CITY COUNCIL MEETING

Tuesday, January 12, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, January 12, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Altringer, Blackford, Bickford, Johansen, Hamp

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda with the following changes to Public Agenda: table item E. First Reading of Ordinance 653, move item F. Chevalia Valley 2 Final Plat after item C. and table board appointments.

Moved by Blackford, Seconded by Altringer; the Agenda with the change requested by the Mayor shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Approval of the Consent Agenda

A. Minutes from previous meeting B. The Northway Corporation – Well #102 Rehabilitation Chemically Clean Well \$13,750 C. Snyder & Associates – City Traffic Signal Communication Network \$12,471 D. Mississippi Lime Company – Quicklime for water plant \$4,000.50 E. Mississippi Lime Company – Quicklime for water plant \$3,937.50 F. Set a date to receive bids for January 27, 2016 and a Public Hearing and Approval of Plans and Specification and Award of contract for February 9, 2016 for the Grimes Water Wastewater Improvements G. AECOM – NW Transportation Corridor Feasibility Study payment \$2,836.04 H. McKinney Excavating – disking a north well field - \$4,750 I. Central Pump & Motor LLC - \$5,277.21 (pump #2 replacement motor) J. Temporary Construction Easement between the City of Grimes and UVW Investments LLC (SE 11th Street Extension) K. Warranty Deed with UVW investments LLC (SE 11th Street Extension) L. Trustee Warranty Deed with Mark Putney (clean up paperwork) M. Polk County Emergency Management FY 2015/2016 - \$4,116 N. Hawkins Inc. – operation supplies for water treatment - \$2,892 O. Hawkins Inc. – operation supplies for water treatment - \$2,724 P. HD Supply -concrete washouts \$4,500.00 Q. Jetco Inc - \$8,854 (VFD Drive) R. Mississippi Lime Company - \$3,931.50 (quicklime for water plant) S. Skunk Hollow LLC Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement T. Alcohol License Renewal for Quick Trip Class B and C with Sunday Sales U. Alcohol License Renewal and Ownership Update for Dollar General Store Class B with Sunday Sales V. Alcohol License Renewal Food Depot Bar and Grill – catering privilege, Class B with outdoor sales and Sunday sales W. Alcohol License Renewal for The Radish Catering Privilege and Sunday Sales X. FGM Architects – Grimes Fire Department – Space Needs Study \$8,000 Y. Temple Display LTD - \$10,979.50 – Christmas Lights Z. Temple Display LTD - \$9,677.30 – Christmas Lights a. Mississippi Lime Company - \$3,937.50 (quicklime for water plant) b. Hach Company - \$19,468.34 – repair of turbimeters and controllers at water plant c. Central Iowa Mechanical – preventative maintenance at Grimes Community Complex \$2,580 and work on heat exchanger - \$1,672 d. Groundwater Modeling of the Jordan Aquifer by University of Iowa - \$19,032 e. Certificate of Substantial Completion for Crossroads Business Park of Grimes Plat 6 – SE Destination Drive Extension f. Payment #3 to McAninch Corporation for the Crossroads Business Park of Grimes Plat 6 – SE Destination Drive Extension - \$23,723.19 g. C.L. Carroll Co. Inc. for the ASR Well #1 Well Pump and Control Building Impr Payment #15 \$28,953.46

h. Payment #4 to Jensen Construction Company for the Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing - \$77,738.50 i. Payment #1 for 2015 Grimes Parkland Improvement Project to Covenant Construction LLC \$48,607.89 j. Change Order #5 Increasing Grimes Public Library Interior Renovations \$1,743 (wall repair, sink, repair ceiling, light switch, power cords) k. Pay Request #6 to TBB&M LLC - \$22,815.90 for the Grimes Public Library Interior Renovations l. Resolution 01-0316 Final Acceptance of Grimes Public Library Interior Renovations m. Request for Authorization to Start Proceedings for Voluntary Annexation – Zeliadt property (Zeliadt have requested to change boundary lines during the voluntary annexation that is in progress so proceedings need to start over) n. Claims dated January 12, 2016 - \$784,103.06
Moved by Bickford, Seconded by Altringer; the consent agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Fire Chief Report

Chief Krohse was present to update the Council on the fire department. Chief Krohse advised that for 2015 they finished out the year with 923 calls which was an increase of 49 calls from the past year. He stated that for the month of December they had 92 runs. Chief Krohse stated that 60% of their calls for the year were EMS related. He added that fire losses this year were \$52,698.

Patrol Report

Polk County Deputy Ballinger was present to update the Council on the department. He stated they had 431 calls for service with 176 traffic stops for a total of 607 contacts. He added there were 30 accidents and there were only 4 narcotic calls. Council Member Johansen asked if the majority of the accidents were on Hwy 141 and Deputy Ballinger stated this was true. Council Member Blackford asked if the parking issue at Walmart was better and Deputy Ballinger stated that it has improved.

PUBLIC AGENDA ITEMS

A. Public Hearing and Award of Contract on the Proposed Plans, Specifications, Form of Contract and estimate of Cost for the NW 70th Avenue Improvements.

Mayor Armstrong opened the Public Hearing at 5:45 pm. There being no oral or written comments the Hearing was closed at 5:45 pm. City Engineer Gade advised this was a joint project between the City of Grimes and the City of Johnston for road improvements to NW 70th. Gade advised that three bids were received on the project with the engineering estimate being \$7,355,575.40. The low bid came in at \$7,361,434.50 and was submitted by Alliance Construction of Grimes. Gade advised that the Grimes portion of this project is \$870,000 of which a portion of it is assessed. He stated that the City of Johnston had approved the bid pending the approval of the City of Grimes.

Moved by Altringer, Seconded by Johansen; the NW 70th Avenue Improvements shall be awarded to Alliance Construction in the amount of \$7,361,434.50.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Public Hearing for the Approval of Construction Plans, Specifications, Form of Contract and Opinion of Cost for the 100th and 54th Avenue Paving Improvements Project. (joint project between Grimes, Johnston and Urbandale)

Mayor Armstrong opened the Public Hearing at 5:48 pm. There being no oral or written comments the Hearing was closed at 5:48 pm. City Engineer Gade advised this would be a joint project between the City of Grimes, Johnston, and Urbandale. He added that this project would provide for the

reconstruction of the intersection of 100th Street and 54th Avenue and for the widening of 100th Street from Plum Drive to north of Interstate 35/80 to a five-lane roadway including a new bridge over Interstate 35/80. Gade advised this project was let by the IDOT who received seven bids for the project. He stated the engineer's opinion of probable cost was \$5,190,000.00. The bids ranged from a high of \$5,609,291.19 to a low of \$4,533,114.78. Gade stated the low bid came from Concrete Technologies Inc. of Urbandale. He added that the IDOT would provide grant funds in the amount of \$2,155,000 towards the project and the City of Grimes portion is approximately \$561,505.

C. Consideration on Award of Contract for the 100th and 54th Avenue Paving Improvement Project between the Cities of Grimes, Johnston and Urbandale.

Moved by Altringer, Seconded by Blackford; the contract for the 100th and 54th avenue Paving Improvements Project between the Cities of Grimes, Johnston and Urbandale shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

(moved up in the agenda)

F. Chevalia Valley 2 Final Plat

Greg Judas, Wilmington Group, 8797 NW 54th Avenue, Johnston, Iowa representing Chevalia Valley 2 Final Plat was present. He advised that the utilities were in place however the paving was not done yet. Gade advised that as with other plats and developments they can do a performance bond for any uncompleted items before building. Council Person Johansen asked if this development was designed under the new FEMA maps. Judas advised that they had been working with FEMA on this design as they had been made aware of the map changes during the preliminary design phase.

Moved by Blackford, Seconded by Bickford; Chevalia Valley 2 Final Plat shall be approved subject to Fox Engineering letter dated December 11, 2015.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Public Hearing on a Request from Caymus Park Holdings, LLC to rezone 22.9 acres currently zoned Planned Unit Development (PUD) with an underlying zoning of R-3 Medium Multiple Family District which allows for the construction of single unit townhomes that the PUD be modified to allow for R-3 High Multiple Family Districts in the southern portion of the property to allow for the construction of apartments.

Mayor Armstrong opened the Public Hearing at 5:55 pm.

Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes Iowa addressed the Council on behalf of High Gates Construction. Ollendike stated that the current zoning established in 2013 for this property allows for 143 town homes units on 22.9 acres. She added that the developer has not been able to sell the initial products constructed and wanted to modify the zoning to enable him to build apartments along the southern portion of the property. City Engineer Gade continued with some background on this property. He stated that in 2007 the property was rezoned from Agricultural to R-3 (High) with a total unit count of 314 units for 13.8 units per acre. Gade added that in 2010 the property rezoned to R-3 (Med) and R-3 (High) with a total unit count of of 174 units or 7.6 units per acre. He stated that this development was for townhomes, detached townhomes and multi-family condos. Gade added that in 2013 the property was rezoned to Planned Unit Development (R-4) consisting of 141 units or 6.2 units per acre. Gade stated that the developer desires to build 69 single family townhomes for bi-attached townhomes. He added that the Grimes zoning ordinance for R-3 allows for bi-attached townhomes (two-family homes), but does not allow for detached single family townhomes. He stated the Developer is then proposing an R-4 (Planned Use Development) for this property to accommodate the

detached single family townhome units. Gade stated the Developer is also proposing to build five (5) 36 unit apartment complexes for a total of 180 units and the entire property will have approximately 249 units. Gade added that the Land Use Plan designates this area as "Medium Density Residential which typically ranges from 4 to 12 units per acre. He stated this proposed development 10.9 units per acre.

Joseph Waldman of Ontario, Canada, developer of the property, addressed the Council regarding the rezone. Waldman advised that he has had difficulty finding the right product for this property but that when he bought the property it was zoned for 300 units and he is currently asking for 240 units.

The following property owners addressed the Council. Jeff Knight, 2320 NE 8th Street, Grimes, Iowa, Tim Hoffman, 800 NE Silkwood Street, Grimes, Iowa, James Wood, 2500 NE 8th Street, Grimes, Iowa, Chip Classon, 7221 NW 107th Street Grimes, Iowa, Laura Winbey, 2408 NE 8th Street, Grimes, Iowa, Anne Risewick, 10534 NW 75th Place, Grimes, Iowa, Jared Bogaards, 2508 NE 8th Street, Grimes, Iowa, Jared Robertson, 2316 NE 8th Street, Grimes, Iowa, Sherif Tewfik, 7365 NW 107th, Grimes, Iowa, Angela Tewfik, 7365 NW 107th Street, Grimes, Iowa, Linda Evans, 7820 NW 100th Street, Grimes, Iowa, Justin Knight, 7415 NW 107th Street, Grimes, Iowa, Steve Niebuhr, 7355 NW 107th Street, Grimes, Iowa, Janet Classon, 7221 NW 107th Street, Grimes, Iowa, Nick Aliano, 900 Rosewood Court, Grimes, Iowa, Megan Knight, 7415 NW 107th Street, Grimes, Iowa. All residents voiced concerns about the possible devaluing of their property if apartment buildings were built so close to their homes and it was not a good development for this area. Concerns were also raised regarding the safety in the area for walkers, bikers and runners do to the current and possible increase in traffic this development would bring. Residents voiced that possibly the developer needed to review the price point and the product that is being built and not look to apartments. Another concern voiced that if only one apartment building is built it would not warrant an onsite manager which was a concern. Several residents spoke that even though 107th Street is being reworked it can't support the volume of traffic that is currently there. Residents voiced that even though Destination Drive would be developed at some point this would be developer driven so there was no timeframe on the project. All those in attendance asked the Council to not approve the rezone of this property.

Mayor Armstrong along with the Council thanked all those who took time to come in and speak. Mayor Armstrong reviewed some of the concerns that were voiced. He added that he too now lives close to an apartment building and stated he has only noticed limited increases in traffic. He did state that it is a different type of roadway. Mayor Armstrong went on to review what may or may not have been some of the problems facing this development in the past. Mayor Armstrong advised that this item would not have any action taken tonight but would be on the next agenda for consideration. He added this would give time for the Council to digest all the information given. There being no further oral or written comments the Public Hearing was closed at 6:30 pm.

(removed from the agenda)

E.First Reading of Ordinance 653 on a request to rezone 22.9 acres currently zoned PUD with an underlying zoning of R-3 Medium Multiple Family District.

G.Resolution 01-0116 Appointing a Member and Alternate Member(s) to the Polk County Emergency Management Commission 2016

Mayor Armstrong recommended Chief Jim Krohse as the Primary and Dave Sigler as Alternate Member to the Polk County Emergency Management Commission 2016.

Moved by Altringer, Seconded Hamp; Resolution 01-0116 Appointing Chief Jim Krohse as Primary and Dave Sigler as Alternate Member to the Polk County Emergency Management Commission for 2016 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

H. Resolution 01-0216 Appointing Polk County Emergency Management E911 Service Board Members for 2016

Mayor Armstrong recommended appointing Chief Jim Krohse and Deputy Chief Ron Schipper to the Polk County Emergency Management E911 Service Board.

Moved by Altringer, Seconded by Hamp; Resolution 01-0216 Appointing Chief Jim Krohse and Deputy Ron Schipper to the Polk County Emergency Management E911 Service Board for 2016 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

COUNCIL ACTIONS

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong welcomed the two new Council Members and reiterated that he looked forward to working with them.

Mayor Armstrong recommended the 2 year appointments of Tom Henderson of Whitfield and Eddy as City Attorney and Rochelle Williams as City Clerk.

Moved by Altringer, Seconded by Blackford; the appointments shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Mayor Armstrong administered the Oath of Office to Tom Henderson and Rochelle Williams

Mayor Armstrong recommended the following 1 year appointments.

Mayor Pro Tem – Council Member Altringer

Planning and Zoning Board Liaison – Council Member Altringer

Park and Recreation Board Liaison – Council Member Johansen

Library Liaison – Council Member Blackford

Public Health and Safety Board Liaison – Council Member Hamp

Polk County Sheriff's and Fire and Rescue Liaison – Council Member Hamp

Grimes Chamber and Economic Development Liaisons – Council Members Bickford and Johansen

Water and Wastewater Liaison – Council Member Bickford

Metro Advisory Committee – Council Member Altringer

Metro Waste Authority – Council Member Blackford

Moved by Bickford, Seconded by Johansen; the board appointments shall be approved.

Mayor Armstrong advised that he would not be making the board appointments tonight as he is trying to have gender equity on the boards. He asked the City Clerk to advertise again in order to see if we can improve the gender balance of the boards in the positions that need to be filled.

City Attorney Report

City Attorney Tom Henderson thanked the Council for his reappointment and that the City is one of his favorite clients. He added that he is proud and honored to represent the City and that this would be his 25th year with the City. Henderson stated that he hoped to continue to be able to meet the needs of the City.

City Engineer Report

John Gade reviewed with the Council some of the information that was provided to residents regarding the change in the FEMA flood plain zones and what it meant to residents in the area. Gade also reviewed the appeal process that is available to residents who are not considered in the flood plain. Council Person Johansen thanked staff for putting on the public meeting as it was very helpful to the residents.

City Staff Report

City Administrator Brown stated that as soon as there is a link to the FEMA information the City would have that up on the City website to assist homeowners.
Rochelle Williams thanked the Council for her reappointment as City Clerk.

Old Business

None

New Business

Adjourn.

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 7:04 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor